

Notice of Trustee's Sale

FILED FOR RECORD

2021 AUG 12 PM 3:06

Date: August 9, 2021

Trustee/Substitute Trustee: Gary Glick or Renata Castro or Jane Whaley

DIANE GONZALES
ATASCOSA COUNTY CLERK

BY *B. Chapa* DEPUTY

Trustee/Substitute Trustee's Address: 1301 S. Capital of Texas Highway, Suite A234, Austin, Texas 78746

Lender: Frazier Land & Cattle Company, Ltd.

Note: Real Estate Lien Note ("Note") in the original principal amount of \$56,000.00, executed by Nicole A. Gomez ("Borrower") and payable to the order of Lender

Deed of Trust

Date: July 22, 2020

Grantor: Nicole A. Gomez

Lender: Frazier Land & Cattle Company, Ltd.

Recording information: Instrument No. 206505 of the real property records of Atascosa County, Texas

Property: Tract 11, containing 10.011 acres of land, more or less, in the John W. Cook Survey No. 1626, A-1148 in Atascosa County, Texas and also being a part of that certain 317.94 acres described in a deed to Frazier Land & Cattle Company, Ltd. recorded by Instrument No. 135798, Official Public Records of Atascosa County, Texas more fully described on attached Exhibit "A" together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

County: Atascosa County, Texas

Date of Sale (first Tuesday of month): September 7, 2021

Time of Sale: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 12:00 P.M.**

Place of Sale: Front courthouse door of the Atascosa County Courthouse located at No. 1 Courthouse Drive, Suite #102, Jourdanton, Texas 78026

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT

OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Gary Glick is Trustee under the Deed of Trust. Lender has appointed Gary Glick, Renata Castro and Jane Whaley as Trustees under the Deed of Trust. Lender has instructed Trustees to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Trustee – Renata Castro

Exhibit A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 11, A 10.011 ACRE TRACT IN THE JOHN W. COOK SURVEY NO. 1626
IN ATASCOSA COUNTY, TEXAS.

BEING a 10.011 acre tract, lot, or parcel of land out of and being a part of the John W. Cook Survey No. 1626, A-1148, in Atascosa County, Texas, and being a part of that certain 317.94 acre tract described in a deed from Blackfoot Interests, LTD., to Frazier Land & Cattle Company, LTD., dated October 17, 2012, recorded by Instrument No. 135798, Atascosa County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the most southerly southeast corner of the said 317.94 acre tract and southwest corner of that certain 289.44 acre tract described in a deed from Dan A. Hughes, Sr. and Dan Allen Hughes, Jr., to Nancy L. Ince, dated February 14, 2012, recorded by Document No. 128922, Atascosa County Official Public Records, a 1/2 inch iron rod found at a fence corner in the north line of Farm to Market Road No. 140.

THENCE with the north line of Farm to Market Road No. 140 and south line of the 317.94 acre tract, S 74 deg. 08 min. 51 sec. W, 1662.20 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the most southerly southeast corner of this tract.

THENCE continuing with the north line of Farm to Market Road No. 140 and south line of the said 317.94 acre tract, S 74 deg. 08 min. 51 sec. W, 30.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.


THENCE N 16 deg. 09 min. 32 sec. W, 2421.75 feet to a 5/8 inch iron rod set in the most southerly north line of the 317.94 acre tract, the south line of Lot No. 19, a 178.4 acre tract in McAda Ranch Subdivision, as recorded in Vol. 34, Page 20, Atascosa County Deed Records, for the northwest corner of this tract.

THENCE with the most southerly north line of the 317.94 acre tract and south line of Lot No. 19, McAda Ranch, N 75 deg. 50 min. 30 sec. E, 360.02 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 16 deg. 09 min. 32 sec. E, 1101.69 feet to a 5/8 inch iron rod set for the most northerly southeast corner of this tract.

THENCE S 73 deg. 57 min. 58 sec. W, 330.02 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 16 deg. 09 min. 32 sec. E, 1320.94 feet to the POINT OF BEGINNING, containing 10.011 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 1753



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Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 12-330-34-11

Date Created: 10-01-12
Revised: 11-05-12

